

PETITION FOR SPECIAL EXCEPTION 85-82-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Riding Stable in an R.C. 4 zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) Harry D. Binkley
 Signature [Signature]
 Address Jean Binkley
 (Type or Print Name)
 City and State [Signature]
 Attorney for Petitioner: [Signature]
 ROMACKA, GONTRUM, HENNEGAN & FOOS
 (Type or Print Name)
 Signature John B. Gontrum
 Address 809 Eastern Boulevard
 City and State Essex, Maryland 21221
 Attorney's Telephone No. 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of July, 1984, that the subject matter of this petition be advertised, as requested by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of September, 1984, at 10:45 o'clock

[Signature]
 Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 9-7-84
 Posted for: Special Exception and Special Hearing
 Petitioner: Harry D. Binkley, et ux
 Location of property: E/S Ivy Mill Rd., 760' NW of the c/l of Deer Park Rd.
 Location of Signs: E/S Ivy Mill Rd., approx. 1/2 mile NW of the c/l of Deer Park Rd., at entrance to subject property
 Remarks:
 Posted by [Signature] Date of return: 9-14-84
 Number of Signs: 2

LAW OFFICES
 NOLAN, PLUMHOFF & WILLIAMS
 CHARTERED
 204 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 (301) 823-7700

September 18, 1984

HAND DELIVERY

The Honorable Arnold Jablon
 Zoning Commissioner for Baltimore County
 County Office Building
 Towson, Maryland 21204

Re: Case No. 85-82-XSPH
 E/S Ivy Mill Road
 760' NW of C/L of Deer Park Road
 1122 Ivy Mill Road
 Petition for Special Hearing and
 Petition for Special Exception
 Petitioners: Mr. and Mrs. Harry D. Binkley, et ux
 REQUEST TO ENTER APPEARANCE

Dear Commissioner Jablon:

Please accept this letter as a Notice of Entry of Appearance of Stephen J. Nolan and Nolan, Plumhoff & Williams, Chartered as counsel for the petitioners, Harry D. Binkley and Jean Binkley with regard to the above-entitled petitions which case is scheduled to be heard on Monday, September 24, 1984 at 10:45 a.m.

It is my understanding that John Gontrum, Esquire will be withdrawing his appearance for Michael Sakowski, the contract purchaser; however, I do intend to be present at the hearing and to proceed on behalf of the legal owners with the special petitions.

Thank you for your kind cooperation.

Very truly yours,

[Signature]
 Stephen J. Nolan

SJN/tms

cc: Mr. Nicholas Commodari
 Ms. Arlene January
 Mr. & Mrs. Harry D. Binkley
 John Gontrum, Esquire
 William Bafities, P.E.

John B. Gontrum, Esquire
 809 Eastern Boulevard
 Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petitions for Special Exception & Special Hearing
 E/S Ivy Mill Rd., 760' NW of the c/l of Deer Park Road (11229 Ivy Mill Rd.)
 Harry D. Binkley, et ux - Petitioners
 Case No. 85-82-XSPH

TIME: 10:45 A.M.

DATE: Monday, September 24, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Michael P. Sakowski
 P. O. Box 446
 Pasadena, Maryland 21122

[Signature]
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 131998
 DATE 7/12/84 ACCOUNT 01-615-000
 AMOUNT 200.00
 RECEIVED FROM Romacka
 FOR Filing Fee SE + SH #16
 C 021*****200000 01300
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 ARNOLD JABLON
 ZONING COMMISSIONER

September 19, 1984

Stephen J. Nolan, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petitions for Special Hearing and
 Special Exception
 E/S Ivy Mill Rd., 760' NW of the
 c/l of Deer Park Road (11229 Ivy Hill Rd)
 Harry D. Binkley, et ux - Petitioners
 Case No. 85-82-XSPH (Item #16)

Dear Mr. Nolan:

This is to advise you that \$56.27 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 134348
 DATE 9/24/84 ACCOUNT R-01-615-000
 AMOUNT \$56.27
 RECEIVED FROM Nolan, Plumhoff & Williams
 FOR advertising and posting Case #85-82-XSPH (Harry D. Binkley, et ux)
 C 021*****56271 8244F
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 6, 1984
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 6, 1984

THE JEFFERSONIAN,

[Signature]
 Publisher

Cost of Advertising 24.00

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
 4th Election District
 ZONING: Petitions for Special Exception and Special Hearing
 LOCATION: East side Ivy Mill Road, 760 ft. Northwest of the centerline of Deer Park Road (11229 Ivy Hill Road)
 DATE & TIME: Monday, September 24, 1984 at 10:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Petition for Special Exception for a riding stable in an R.C. 4 zone; Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a tack shop as an accessory use to a riding stable in an R.C. 4 zone.
 Being the property of Harry D. Binkley, et ux, as shown on plat plan filed with the Zoning Department.
 In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
 By Order of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 Sept. 6

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER
 PETITION FOR SPECIAL HEARING
 E/S Ivy Mill Rd., 760' NW of : OF BALTIMORE COUNTY
 Centerline of Deer Park Rd. :
 (11229 Ivy Mill Rd.), :
 4th District :
 HARRY D. BINKLEY, et ux, : Case No. 85-82-XSPH
 Petitioners :
 : : : : :
 ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

[Signature]
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 4th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Romacka, Gontrum, Hennegan & Foos, 809 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioners.

[Signature]
 Peter Max Zimmerman

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
 4th Election District
 ZONING: Petitions for Special Exception and Special Hearing
 LOCATION: East side Ivy Mill Road, 760 ft. Northwest of the centerline of Deer Park Road (11229 Ivy Hill Road)
 DATE & TIME: Monday, September 24, 1984 at 10:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a riding stable in an R.C. 4 zone; Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a tack shop as an accessory use to a riding stable in an R.C. 4 zone

Being the property of Harry D. Binkley, et ux, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Description of property owned by Harry D. Binkley and Jean D. Binkley and known as 11229 Ivy Mill Road, Deer Park, Maryland 21113, located in 4th Election District of Baltimore County, Maryland.

Beginning at a point on the east side of Ivy Mill Road, said point being 750 feet, more or less, in a northeasterly direction from the center of the intersection of Deer Park Road and Ivy Mill Road; thence running the following courses:

1. South 84° - 51' East 719.32 feet to a point; thence
2. North 19° - 24' West 577.56 feet to a point; thence
3. North 62° - 47' East 447.19 feet to a point; thence
4. North 75° - 34' East 172.84 feet to a point; thence
5. South 42° - 38' East 459.23 feet to a point; thence
6. North 34° - 48' East 571 feet to a point; thence
7. South 50° - 49' East 203.34 feet to a point; thence
8. North 40° - 41' East 180 feet to a point; thence
9. North 48° - 35' West 809.57 feet to a point; thence
10. North 53° - 32' West 251.30 feet to a point; thence
11. North 71° - 08' West 669.94 feet to a point; thence
12. South 17° - 03' West 53.67 feet to a point; thence
13. North 80° - 03' West 700.70 feet to a point; thence
14. South 9° - 42' East 406.10 feet to a point; thence
15. South 17° - 12' East 953.70 feet to a point; thence
16. North 86° - 11' West 304.51 feet to a point; thence.

Running with and binding on the Easterly side of said Ivy Mill Road the following courses:

17. South 10° - 24' East 401.63 feet to a point; thence
18. South 13° - 15' East 184 feet to a point of beginning.

Containing 2,178,111 square feet or 50.00 acres of land, more or less.

Being all the parcel of land to be conveyed to Harry Binkley and wife on a subdivision plat of the property of Mr. Joshua N. Shipley prepared by Fred H. Bollenberg, County Surveyor for Baltimore County, dated May 22, 1984 and as described in the deed recorded among the Land Records of Baltimore County in Liber 4307, Folio 225, dated May 21, 1984.

Being part of the property which by Deed dated February 25, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1823, Folio 81 was granted and conveyed by C. Keating Bowie, Jr., unmarried, to Harry N. Shipley and Loney Y. Shipley, his wife.



William H. Bafitis, P.E. No. 11841

PETITION FOR SPECIAL HEARING 85-82-XSPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

A tack shop as an accessory use to a riding stable in an R.C. 4 zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

ROMADKA, CONTRUM, HENNEGAN & FOOS
(Type or Print Name)

Signature

Address

City and State

Essex, Maryland 21221

City and State

Attorney's Telephone No.: 686-8274

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

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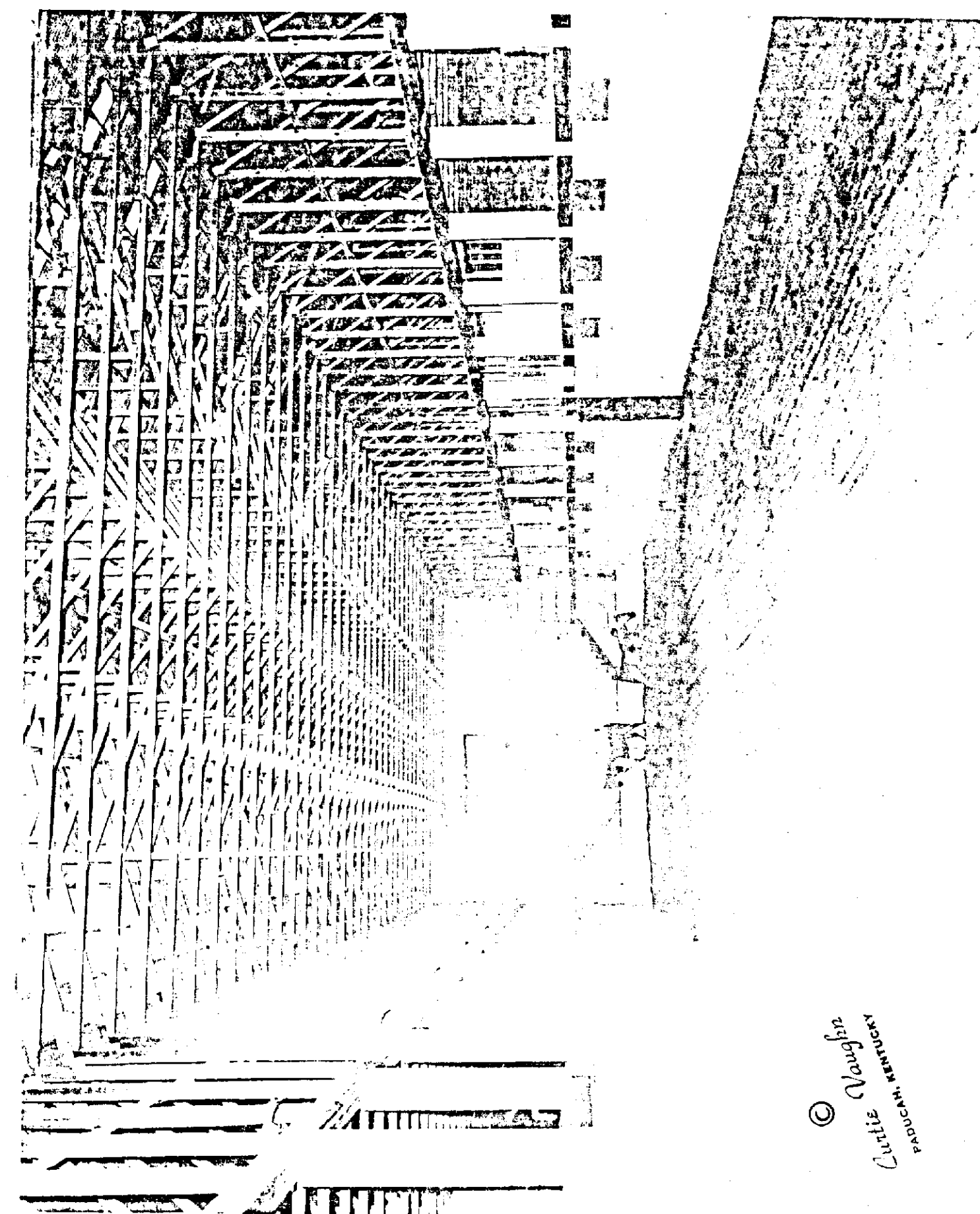
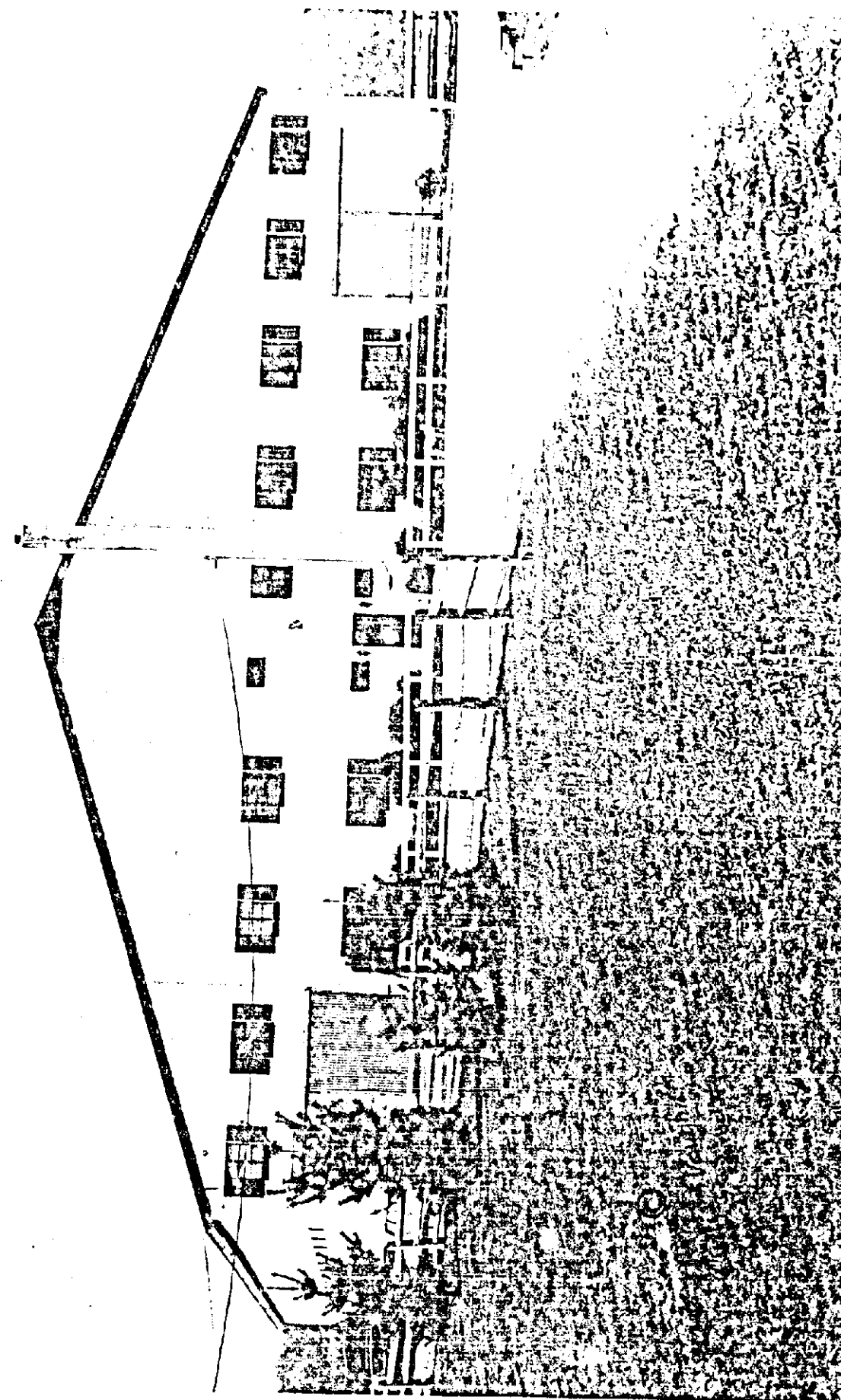
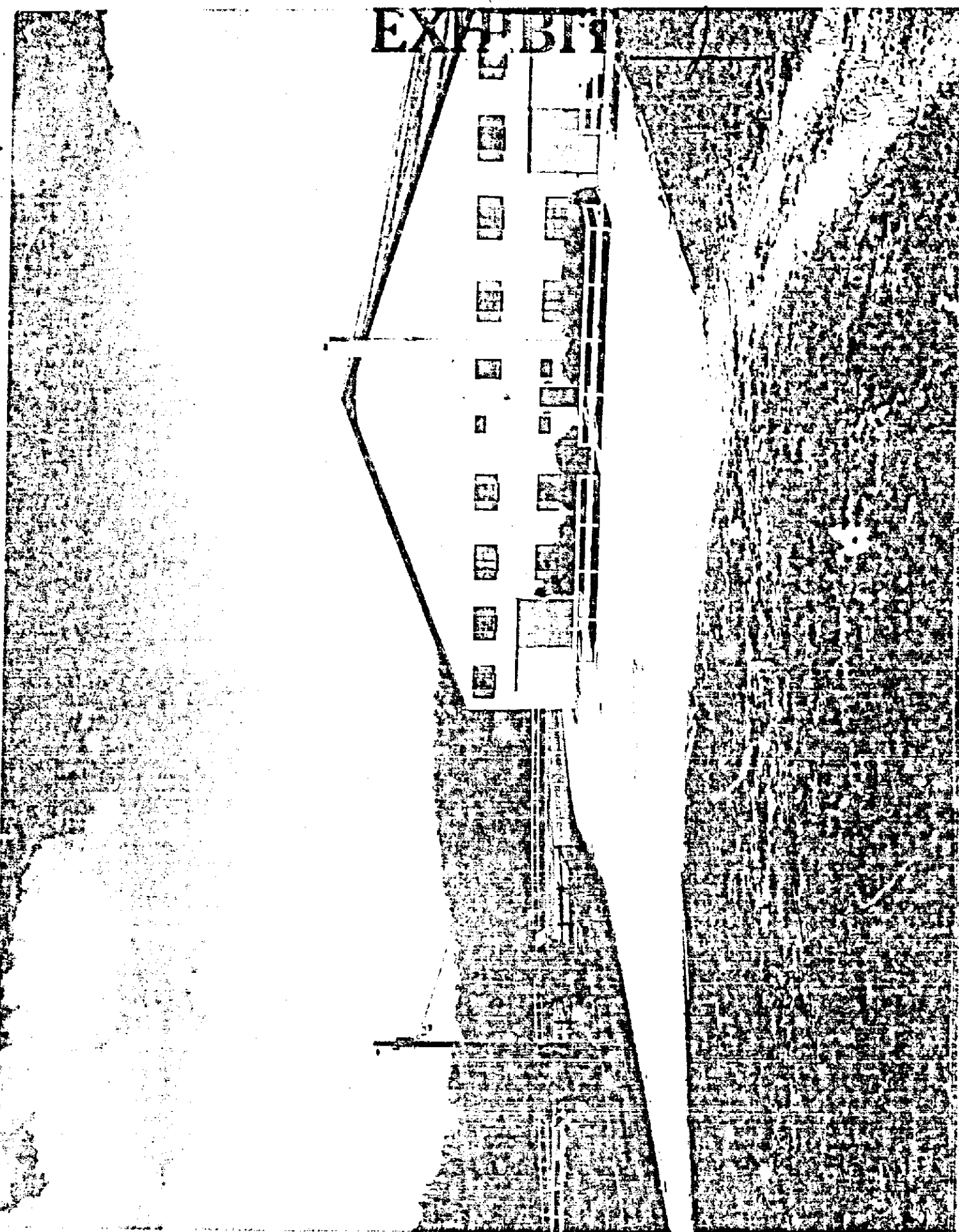
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Signature

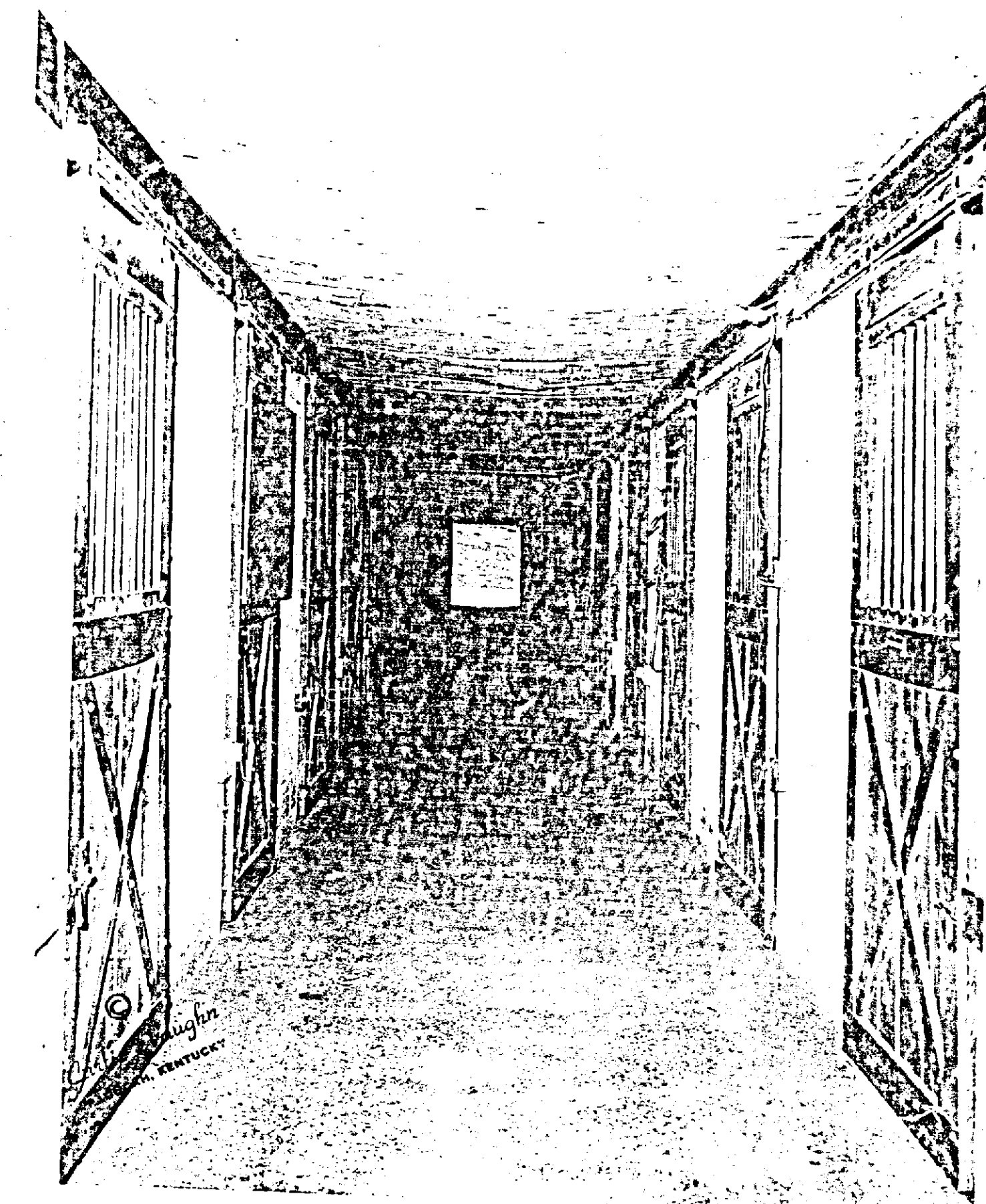
(Type or Print Name)

Signature

PETITIONER'S EXHIBIT



MICROFILMED



MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Harry D. Binkley, et ux, No. 85-82-XSPH

Date: September 5, 1984

This office offers no comment as to the question for special hearing; however, it is suggested that the special exception request in R.C. 4 require a soil conservation plan.

NEG/JGH/sf

85-82-XSPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of July, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Harry D. Binkley, et ux
Petitioner's Attorney: John B. Contrum
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Contrum, Esquire
Romada, Contrum, Hennegan & Foos
809 Eastern Boulevard
Essex, Maryland 21221

RE: Case No. 85-82-XSPH (Item No. 16)
Petitioner - Harry D. Binkley, et ux
Special Exception and Special Hearing
Petition

Dear Mr. Contrum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to "legalize" the existing riding stable in accordance with the current zoning regulations, this special exception is required. The special hearing is also included in order to determine whether a tack shop can also be located on this property as an accessory use to the stable.

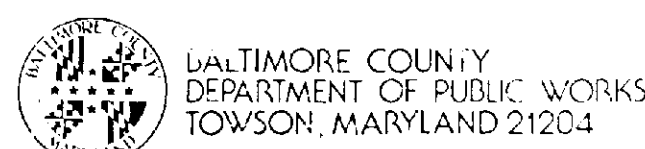
Particular attention should be afforded to the comments of the Bureau of Engineering and the Department of Permits and Licenses.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mb
Enclosures
cc: Refitis & Assoc.
362 Dunhaven Road
Baltimore, Maryland 21222

MICROFILMED



HARRY J. PISTEL, P.E.
DIRECTOR

August 6, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #16 (1984-1985)
Property Owner: Harry E. Binkley, et ux
E/S Ivy Mill Rd. 760' N/W from centerline
Deer Park Road
Acres: 50
District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

GENERAL COMMENTS:

No public facilities are involved; however, there are several drainage courses which traverse this property. Because of the steep topography, all proposed construction appears to be well above the flood plain. A minimum distance of 20 feet is required between the limit of the flood plain and any construction.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

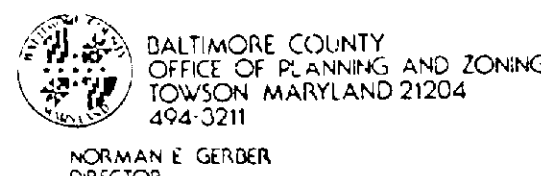
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

This site is subject to sediment control and storm water management regulations as applicable.

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:REC:ss



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

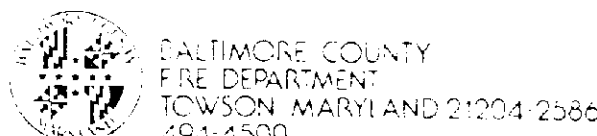
Re: Zoning Advisory Meeting of
Item #16
Property Owner: Harry E. Binkley, et ux
Location: E/S Ivy Mill Rd. 760' N/W from centerline

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a 1/4 section tract; therefore it is defined as a subdivision. The plan shows the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 1/11/84.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Hoswell



PAUL H. REINLE
CHIEF

July 20, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commoari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Harry D. Binkley, et ux

Location: E/S Ivy Mill Road 760' N/W from c/l Deer Park Road

Item No.: 16 Zoning Agenda: Meeting of 7/24/84

Gentlemen:

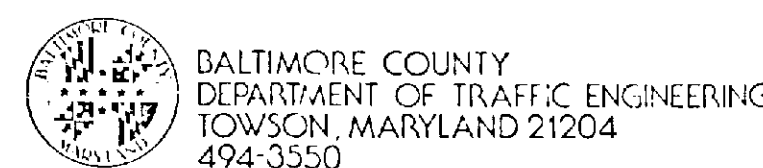
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

MICROFILMED



STEPHEN E. COLLINS
DIRECTOR

July 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 10, 11, 12, 13, 15 & 16 ZAC Meeting of July 24, 1984

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

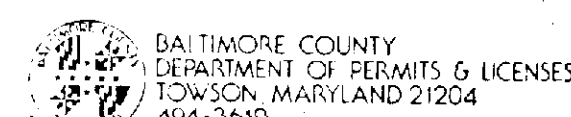
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 10, 11, 12, 13, 15, and 16.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/can



TED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

July 30, 1984

Dear Mr. Jablon:

Comments on Item #16 Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry D. Binkley, et ux
Location: E/S Ivy Mill Road 760' N/W from c/l Deer Park Road
Existing Zoning: R.C. 4
Proposed Zoning: Special Exception for riding stable in an R.C. 4 zone.
Special Hearing for a tack shop as an accessory use to a riding stable.

Acres: 50
District: 4th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 18-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family uses group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1100, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, then the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- X I. Comments The proposed commercial use is classified as Use "M" Mercantile and shall be separated from stable areas by a fire rated wall. See Section 312.0 mixed uses for additional information. Stables are classified S-1 moderate hazard use.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:es

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 16, Zoning Advisory Committee Meeting of July 24, 84

Property Owner: Harry D. Binkley, et ux

Location: E/S Ivy Mill Road District 4

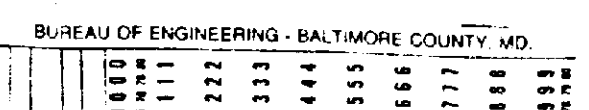
Water Supply: PRIVATE Sewage Disposal: PRIVATE

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

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SS 20 1283 (2) R



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